



**CITY OF DANBURY**  
155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

PLANNING COMMISSION  
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**MINUTES**  
**MAY 18, 2022**

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The web-based meeting hosted on Zoom was called to order by Chairman Arnold Finaldi Jr. at 7:30 PM.

Present were Robert Chiocchio, Helen Hoffstaetter, Perry Salvagne, Arnold Finaldi Jr., and Alternate Kevin Haas. Also present was Planning Director Sharon Calitro, Deputy Planning Director Jennifer Emminger and Planning Department Intern Allie Smith.

Absent was Alternate Gary Renz.

Chairman Finaldi asked Mr. Haas to take the place of the regular member vacancy as no one has been appointed yet to take Mr. Urice's place.

Chairman Finaldi said the May 4, 2022 minutes are not yet completed so they will accept them at the next meeting. He noted that due to spike in COVID and the number of people testing positive, it is looking like the next regular meeting (on June 1, 2022 @ 7:30 PM) will be held on the Zoom platform. He said if this changes it will be noted on the agenda.

Chairman Finaldi then stated that the Continuation of Public Hearing for Pioneer Realty and the Old Business for Laurel Draper have both been tabled and continued to the June 1, 2022 meeting. He then read his usual speech regarding the virtual meeting process.

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**PUBLIC HEARING:**

**The City Of Danbury 2022 Draft Affordable Housing Plan.**

Chairman Finaldi read the legal notice for this hearing. Planning Director Sharon Calitro said the State has required that this plan be prepared and adopted by June 1, 2022. She then introduced Francisco Gomes from FHI, which is the consulting firm that is working on the 2023 update to the Plan of Conservation & Development (POCD). She explained that he and his team had already done demographic work for the POCD, so we hired them to work on this plan.

Mr. Gomes shared a PowerPoint presentation that explains exactly what resources they used, and how they got the community involved. He explained how they came up with the six goals of the plan and how the City can meet them. There were no questions.

Chairman Finaldi asked if there was anyone to speak in opposition to this and there was no one. He then asked if anyone had any comments.

Robert Taborsak, 110 Hayestown Road, said he has worked for years with various local groups trying to find affordable housing in the City, so this plan is very good thing.

Sixth Ward Councilman Paul Rotello, Linden Place, said you can see that a tremendous amount of effort into the preparation of this plan.

Mr. Chiocchio made a motion to close the public hearing. Mrs. Hoffstaetter seconded the motion and it was passed unanimously by voice vote with five ayes. Mrs. Hoffstaetter made a motion to move this item to number two under the Old Business on tonight's agenda. Mr. Salvagne seconded the motion and it was passed unanimously by voice vote with five ayes.

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#### CONTINUATION OF PUBLIC HEARING:

Pioneer Realty LLC – Application for Special Exception/Site Plan Approval for (1) Use Generating Over 500 Vehicle Trips Per Day & (2) Sale or Rental of Automobiles and Trucks In Accordance with Section 6.a.5.g. of the Zoning Regulations (Curry Automotive) in the IL-40 Zone - 1 & 15 Miry Brook Road (G18007 & G18016) – SE #785. THIS HEARING HAS BEEN CONTINUED UNTIL THE JUNE 1, 2022 MEETING – THERE WILL BE NO DISCUSSION OR TESTIMONY AT THIS MEETING.

Chairman Finaldi again announced that this hearing has been continued until the June 1, 2022 meeting so there will be no discussion or testimony on this application tonight.

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#### OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

Laurel Draper - Application for Special Exception/Site Plan Approval for Self Storage ("Modern Self Storage") in the IL-40 Zone - 12 Great Pasture Road (L16010) – SE #782. THIS MATTER HAS BEEN TABLED UNTIL THE JUNE 1, 2022 MEETING – THERE WILL BE NO DISCUSSION OR ACTION TAKEN ON THIS MATTER AT THIS MEETING.

Chairman Finaldi again announced that this hearing has been continued until the June 1, 2022 meeting so there will be no discussion or testimony on this application tonight.

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REFERRALS:

8-24 Referral – April 2022 City Council Agenda Item #13: Request for Sewer Extension for 43, 45A, 45B, 47, & 49 Miry Brook Road (F19008, F19059, F19006, F19005, & F19004). *THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT.*

Chairman Finaldi noted that this item has been withdrawn by the applicant.

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8-24 Referral – May City Council Agenda Item #8: License Agreement for Use of City Property – Old Sherman Turnpike.

Mrs. Calitro referred to her report dated May 12, 2022 and explained that this is a request to allow a gas station on Newtown Road to lease abutting City-owned land on Old Sherman Turnpike. This additional land is needed to meet the parking requirements as part of a redevelopment of the site. The formal site plan has not yet been submitted to the Planning Department. She said we were provided a concept plan and a draft license agreement which led to some additional questions that need to be answered. She said staff does not object to them giving a positive recommendation but asked that the three specific concerns she spoke about be added to their recommendation.

Mr. Chiocchio made a motion to give a **positive** recommendation for this item subject to approval of all final plans and documents by the Office of the Corporation Counsel prior to acceptance and recording on the Danbury Land Records and the following conditions:

- (1) Confirmation by the Department of Public Works that there is no objection to the license agreement and that this land is not immediately necessary for roadway improvements.
- (2) The draft agreement should be modified to state that if the City takes back control of the land, either the gas station site will become non-conforming, or the property owner will have to find a way to bring the site into compliance.
- (3) Also in the draft agreement, the paragraph regarding proposed signage in the leased area should be clarified to state that any signage shall meet the requirements of the Zoning Regulations.

Mr. Chiocchio made the motion to give this a positive recommendation. Mr. Salvagne seconded the motion and it was passed unanimously by voice vote with five ayes (from Mr. Chiocchio, Mrs. Hoffstaetter, Mr. Salvagne, Mr. Haas and Chairman Finaldi).

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8-24 Referral – May City Council Agenda Item #12: Application for Extension of Water Main - 22 Michaud Road (J10145). *THIS ITEM WILL BE DISCUSSED AT THE JUNE 1, 2022 MEETING.*

Chairman Finaldi announced that this item would be discussed at the June 1, 2022 meeting.

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Chairman Finaldi noted that there was nothing listed under Other Matters or Correspondence and listed under For Reference Only were public hearings scheduled for the June 1, 2022 and June 15, 2022 meetings and also three floodplain permits.

At 9:10 PM, Mr. Salvagne made a motion to adjourn. Mrs. Hoffstaetter seconded the motion and it was passed unanimously by voice vote with four ayes.

Respectfully submitted,

JoAnne V. Read  
Planning Assistant